



April 20, 2026

Development Hearing Officer
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Jeffry and Kristin Tuttle, respectfully requests your review and approval of the proposed Minor Preliminary and Final Plat Application for the location of 3812 Hannett Ave NE and 1619 Solano DR NE, legally described as **Lots 2 and 3, Block G, Altura Addition**, containing approximately .3426 acres.

The applicant intends to adjust the common lot line between Lots 2 and 3 as shown on the plat. The proposed legal description for the new Lots will be **Lots 2A and 3A, Block G, Altura Addition Subdivision**. In addition, the applicant is requesting a Development Hearing Officer (DHO) determination of 1' to the Landscape/Buffer Zone requirements, established in Table 7.2.29 of the Development Process Manual (DPM).

Specifically, the application request consists of the following:

Minor Subdivision Application:

The property owners intend to adjust the common lot line between Lot 2 and Lot 3, Block G, Altura Addition. Both properties are currently developed with single-family dwelling units, and the applicant is renovating the existing dwelling on Lot 2 and needs additional space for the final renovation. No new easements are proposed with this plat application. The property is zoned R-1(B) and sketch plat comments provided on December 10, 2025, did not reference or require the applicant to meet Contextual Standards established for the immediate area, as identified within the Integrated Development Code (IDO). The subject area is not within an Overlay Zone.

The proposed Minor Preliminary and Final Plat meets Section 6-6(K)(3) of the IDO since all the comments have been addressed and comply with all applicable provisions of the

IDO, the DPM, other adopted City regulations. All conditions specifically applied to this approval will be addressed prior to the recording of the plat.

DHO Determination to Landscape/Buffer Zone Requirements

The applicant is also seeking a DHO determination from the 4'-6' wide Landscape/Buffer Zone which is expected to be constructed between the curb and the sidewalk along Hannett Ave NE and Solano Dr NE. The applicant had space to meet this requirement; however, the widening of the existing sidewalks limited the space for a Landscape/Buffer. Hannett Ave and Solano Dr were constructed prior to the adoption of the 2020 DPM and do not meet street width requirements to accommodate all the elements that are preferred for a street, as identified in Street Elements Table 7.2.29. This portion of Hannett Ave and Solano Drive will maintain at least a 1' wide landscape/buffer zone and is lacking 3' of landscape/buffer zone. The site is used for residential purposes and has ample space to provide landscape within the front yard to create a buffer between the dwelling and the street.

Sidewalk Improvement/Infrastructure List

Comments from the sketch plat indicated that a 5' wide sidewalk would be required along both Hannett Ave NE and Solano DR NE. Since the property owner is currently renovating the dwelling unit on Lot 2, the applicant opted to remove and replace the existing sidewalks and replace them with 5' wide sidewalks, to meet the requirements of the DPM. The application includes photos of the sidewalks showing a wider sidewalk including the area adjacent to an existing fire hydrant. No other infrastructure improvements were required; therefore, an infrastructure list was not provided.

Neighborhood Association Notice

Information provided by the Office of Neighborhood Coordination demonstrates four neighborhood associations adjacent to the subject site. Notices to affected neighborhood associations have been sent in compliance with requirements within the IDO. Any discussion with adjacent neighborhood associations will be available at the DHO meeting.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC